

Clerk File No. 309621

Clerk File No. 309621
Department of Planning and Development
Determination of Non-Significance for the Sand Point
Overlay District.

The City of Seattle – Legislative Department

Clerk File sponsored by: _____

Committee Action:

Date	Recommendation	Vote

This file is complete and ready for presentation to Full Council. _____


Full Council Action:

Date	Decision	Vote

Related Legislation File: _____

Date Introduced and Referred:	To: (committee):
Date Re-referred:	To: (committee):
Date Re-referred:	To: (committee):
Date of Final Action:	Disposition:

~~Archived 10/2009~~
Date Filed with City Clerk

By 

**CITY OF SEATTLE
DETERMINATION OF NON-SIGNIFICANCE BY
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Applicant Name: Susan McLain for the Department of Planning and Development
Address of Proposal: Sand Point Overlay District

SUMMARY OF PROPOSED ACTION

The proposal is to amend the Land Use Code to change Chapter 23.72 of the Seattle Land Use Code governing the Sand Point Overlay District.

The following approval is required:

SEPA - Environmental Conditions - Chapter 25.05, Seattle Municipal Code.

SEPA DETERMINATION: ☐ Exempt ☒ DNS ☐ MDNS ☐ EIS

 ☐ DNS with conditions

 ☐ DNS involving non-exempt grading, or demolition,
 or involving another agency with jurisdiction.

BACKGROUND DATA

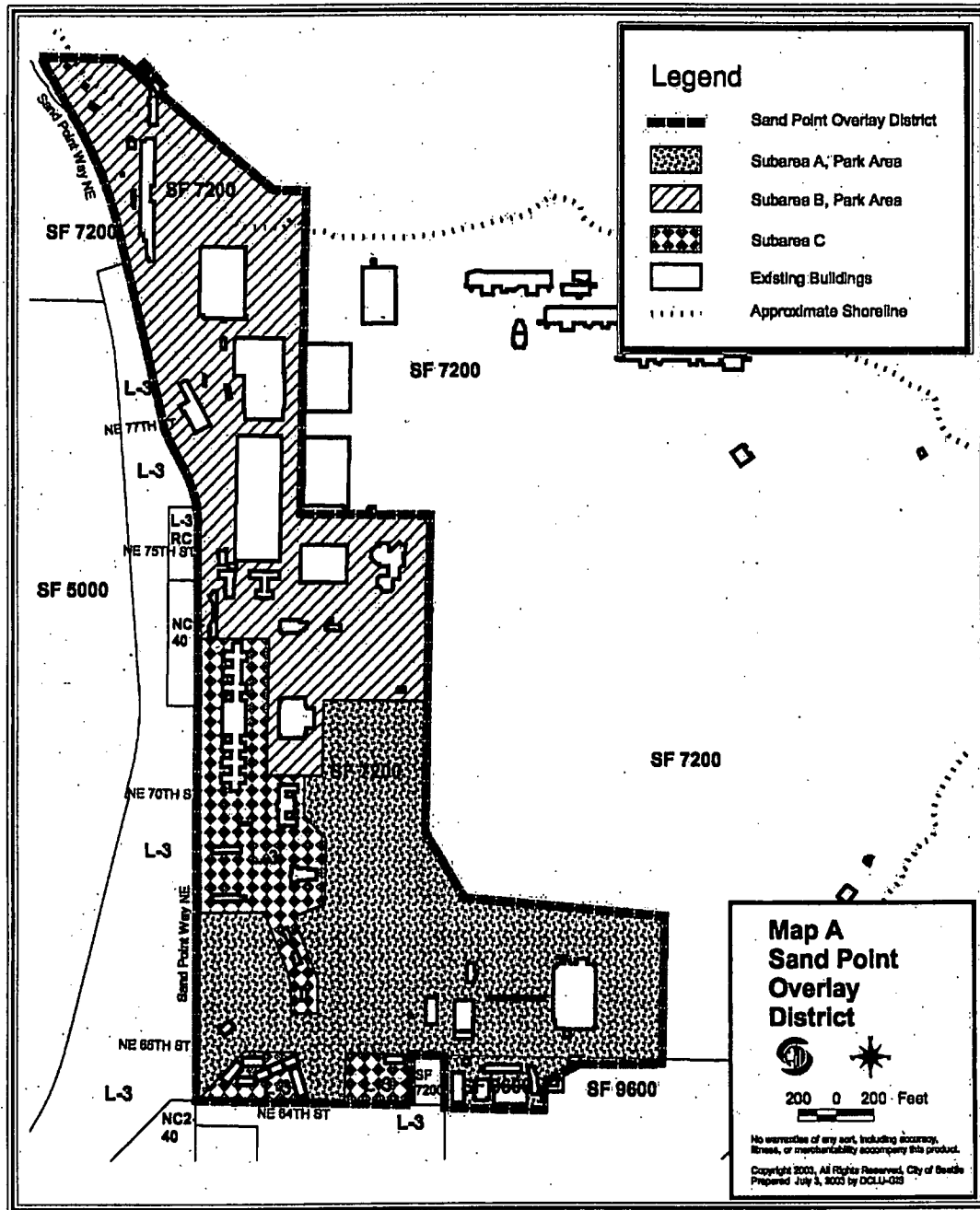
Background

The Parks Department manages Sand Point Magnuson Park which is the site of a former naval station. Development within the western portion of the former naval station—Sand Point—is regulated by the provisions of the Sand Point Overlay District, adopted in 1997, and the underlying single family and lowrise zoning. The remainder of the site—Magnuson Park—is regulated by the underlying single family zoning and the Shoreline Master Program. The two portions together comprise Sand Point Magnuson Park.

In 1997, the City Council adopted the Sand Point Overlay District chapter of the Seattle Land Use Code (SMC 23.72). In general, the Overlay expands permitted uses in the underlying residential zones to promote greater opportunities for recreation, education, arts, cultural, and community activities. Certain development standards, such as parking location, are addressed in the overlay. The provisions of the overlay also address the unique structures and construction techniques used at the former naval base. For example, former airplane hangars, former airplane



runways that serve as roads, and former barracks were not contemplated by the underlying zoning.



Proposed Sand Point Overlay Map

Since adoption of the Overlay District in 1997, daily usage of Sand Point Magnuson Park has increased, and activity patterns have changed. During this time, the City and the community have refined plans for Sand Point Magnuson Park. The Parks Department has indicated that several uses and development standards not included in the existing Sand Point Overlay District were identified in the Sand Point Physical Development Management Plan.

Proposal Description

The proposal includes six components:

- 1) Amend the Sand Point Overlay Map for greater clarity, and expand the overlay district boundary to include Building 27 (see proposed map, above).
- 2) Amend the list of permitted uses within the single-family portion of the Sand Point Overlay District. Specifically:
 - a) Eliminate "police training facility" as a permitted use within the single family zone of the Overlay District, as this use is no longer anticipated.
 - b) Add eight permitted uses within the single family zone of the Sand Point Overlay District:
 - Animal health services;
 - Dry boat storage, limited to storage of non-motorized, hand-launchable boats such as kayaks, canoes, and sail boats;
 - Motion picture theater, not to exceed 500 seats within Building 47;
 - Offices, limited to 144,000 total square feet;
 - Performing arts theater;
 - Pet grooming services;
 - Restaurant, limited to no more than 2,000 square feet per establishment;
 - Retail sales and services, general, accessory to other uses within the district and limited to 6,000 square feet per establishment.
- 3) Allow new structures to be constructed on the historic location of buildings subject to review by the Sand Point Historic Preservation Coordinator, retaining the requirement that open space between structures be maintained.
- 4) Allow one new structure for an indoor and outdoor tennis center outside the historic location of buildings up to 45' in height.
- 5) Allow limited rooftop structures on existing buildings to extend up to fifteen feet above the finished roof grade, including on buildings that exceed the current residential height limit.
- 6) Add a new section that identifies the size and type of permitted signs consistent with the Sand Point Magnuson Park Design Guideline Manual and the Sand Point Historic Properties Reuse and Protection Plan.

Public Comments

Proposed changes to the Land Use Code require City Council approval. Public comment will be taken on the proposed amendments during future Council hearings.



ANALYSIS - SEPA

The initial disclosure of the potential impacts from this project was made in the environmental checklist dated October 25, 2007. The information in the checklist, a copy of the proposed text changes, the Director's Report and Recommendation, and the experience of the lead agency with review of similar legislative actions form the basis for this analysis and decision.

Short-term Impacts

Future construction activity that indirectly results from the proposed amendments will be required to follow regulations of the Puget Sound Air Pollution and Control Agency, the state Department of Labor and Industries, and other State and local agencies. These regulations include controls such as water sprays to minimize dust, laydown fabrics to preserve water quality, and minimizing air pollution due to idling trucks.

The renovated Building 11 would house the proposed permitted marine uses. Renovation of this structure would occur within 200 feet of the Lake Washington shoreline, and would therefore likely require a Shoreline Substantial Development Permit (23.60.020). Future work at the existing pier and proposed boathouse will follow shoreline Best Management Practices to prevent debris and construction.

Temporary intermittent noise associated with renovation of buildings will be regulated by the City's Noise Ordinance, and would occur during daytime hours. In general, development of the Sand Point campus will result in increases in noise levels due to voices, automobiles, heating and ventilation equipment and the like. However, these noise levels are not expected to be greater than the site-generated noise during the Navy's recent occupation of the property.

All the buildings at Sand Point contain asbestos and lead-based paint. In all situations where these structures will be demolished or renovated, mitigation of potential impacts will be achieved through compliance with applicable regulations.

Construction or demolition of structures that exceed the City's SEPA threshold (4,000 sf in single-family and lowrise zones) would require additional environmental review and identification of impacts, and could lead to specific mitigation to reduce or eliminate short-term adverse environmental impacts of individual projects.

Long-term Impacts

The proposed changes to the Land Use Code would expand the uses allowed in the single family-zoned portion of the Sand Point Overlay District. Other changes would increase the size of permitted signs within the Overlay District, allow rooftop structures on existing buildings that exceed current residential height limits, identify the size and type of permitted signs, allow construction of new structures on the historic location of buildings, and expand the boundaries of the Overlay District.

None of these proposed amendments will result in significant adverse environmental impacts. Potential long-term impacts are discussed below.

- Air

Long-term air emissions are not expected to increase as a result of newly permitted uses in the overlay. Pursuant to the transfer agreement with the Federal government, the Park is for public park and recreation purposes. Other allowed uses would be accessory to these functions, and are unlikely to lead to increased mobile source emissions. None of the newly-allowed uses is expected to be a particular source of air pollutants.

- Drainage and Water Quality

Stormwater at Sand Point discharges into Lake Washington through a stormwater collection system. Because the proposal will not substantially alter the amount of impervious surface at Sand Point, the overall volume of runoff is not expected to differ from existing conditions. No drainage or water quality impacts are anticipated from the proposed action.

- Energy

Gradually, all Sand Point structures that undergo renovation and reuse will be converted from an inefficient central steam heating system (made inactive in 1999) to efficient natural gas systems. All buildings undergoing substantial renovation will be required to comply with the Seattle Energy Code and Washington State Energy Code, which addresses all electric and mechanical systems, lighting, window glazing, and insulation requirements. The proposed modifications to the overlay district will not alter these required energy improvements, and are not expected to have adverse energy impacts.

- Environmental Health

The uses that would be newly-allowed in portions of Sand Point are unlikely to generate significant environmental risks. Some building occupants, such as arts-related uses, use and store materials such as paints, cleaning solvents, or various chemicals commonly associated with their proposed uses. These are unlikely to result in significant adverse impacts to the environment, human health or the surrounding community.

- Noise

Most of the proposed uses are indoor activities and therefore are unlikely to present significant noise impacts. Noise associated with non-motorized, hand-launchable marine uses is comparable to other boat house uses in the city (at the University of Washington and the Center for Wooden Boats), and does not appear to present potential significant impacts. Noise generated by most activities at Sand Point is regulated by the City's Noise Ordinance.



- Land Use

The uses proposed to be allowed in the single-family zone portion of the overlay district are consistent with the Sand Point Amendments to the City of Seattle Comprehensive Plan, as reflected in Ordinance #118622. Additionally, control of allowed uses and sizes of uses is shared with the Federal Government, which retains oversight of allowed uses through provisions of the property transfer agreements between the Federal Government and the City of Seattle. These documents state that "this property shall be used and maintained for public park and recreation purposes in perpetuity". Given these controls, it is anticipated that the additional uses allowed through the proposed action in single-family zoned portions of the overlay district will be accessory to the primary purpose of Sand Point as a public park and recreation area.

Along the shoreline, uses allowed through the proposed overlay district amendment would be regulated by the provisions of the Shoreline Master Program, which generally would limit impacts from proposed development. A small portion of the site in the North Shore Recreation Area, including the pier, boathouse and northern portion of Building 11 is within 200 feet of the Lake Washington shoreline. This area is regulated by the Conservancy Management classification which generally allows recreational uses consistent with the proposal.

- Height, Bulk and Scale

The amendment proposes to allow an additional fifteen feet to the height of buildings in the overlay to house rooftop equipment that will accommodate current building code and mechanical requirements. Although the height and, to a lesser extent, the bulk of individual buildings may increase due to this code provision, the overall impact throughout the overlay district will be small, both because the additional height will be allowed over no more than 30% of the rooftop area, and because structures are located on a relatively small portion of the overall land in the district. Similarly, allowing a tennis center to develop up to 45' in height will have a limited districtwide impact; the specific height, bulk, and scale impacts of this structure would be identified through individual project environmental review.

- Historic Preservation

The transfer of property at Sand Point from the Federal Government to the City of Seattle included historic preservation covenants, which require that plans be reviewed with the Washington State Historic Preservation Officer prior to initiation of any construction, alteration, remodeling, demolition or other action that would materially affect the integrity or appearance of historic resources at Sand Point. This level of review will mitigate potential historic preservation impacts of the proposed overlay district amendments.

- Public View Protection

The increased height allowed for both rooftop mechanical equipment and the tennis center may result in partial view blockage of Lake Washington and of the Cascade Mountains, both identified as significant natural features in the City's SEPA Ordinance (SMC 25.05). The SEPA

View Protection Policy specifies public places from which views of such features are to be protected. Sand Point Park itself is one such public place. Although views of Lake Washington and the Cascades may be altered by increased building height allowed by the text amendment, such views within Sand Point Park primarily are located east of the overlay district, and would not be affected by the proposed action.

Sand Point Way NE adjacent to the Sand Point Overlay District is identified as a scenic route with protected views. Most views from this road are unlikely to be obstructed by increased development pursuant to the text amendment, as many structures are fairly close to the road, and already obstruct views of the Cascades and Lake Washington; increased rooftop coverage will not change this. To the extent such height increases on buildings set back from the road may result in occasional view obstruction, the limitation on rooftop coverage will minimize the overall impact. Potential view blockage by a future tennis center will be considered as part of the project-specific environmental review of that proposal.

- Light and Glare

The proposed code changes would establish specific signage standards within the Sand Point Overlay District; currently, these standards are set by the underlying zone. The new standards would allow more and somewhat larger signs than are currently allowed, particularly in the single-family zoned areas. To the extent that these signs are illuminated, they may have light and glare impacts on neighboring properties, as described below.

The majority of the additional signs that would be allowed by the text amendment are on-premise signs. It is expected that these would be used by specific buildings and tenants to provide information about the activities and uses at the particular building. As most building facades are not adjacent to public rights-of-way, but rather are internal to the campus, illumination from these signs would be directed away from off-site receptors. To the extent light and glare impacts result from the illumination of such signs, these impacts would largely be confined to Sand Point Magnuson Park itself.

The text amendment would allow two illuminated reader board signs located either along Sand Point Way NE or NE 65th Street. The maximum size of these signs would be 36 square feet. Such signage is allowed for public elementary and secondary schools in single-family and multi-family zones, with similar size limits. These reader board signs may have some off-site light and glare impacts, depending the location and orientation of the signs and the proximity of nearby structures.

The text amendment requires that when any illuminated sign is located within 50 feet of a residential use, the illumination will be turned off by closing hours for Parks facilities at Sand Point Magnuson Park. Additionally, illumination from signs must conform to SMC 23.55.016, "Light and glare from signs," which requires light sources to be shielded from adjacent lots. These provisions will reduce the potential off-site light and glare impacts noted above. Given these mitigations and the relatively small number of sites that might be affected by light and glare



from these illuminated signs, the proposed text amendments are not expected to have significant light and glare impacts pursuant to SMC 25.05.675 K.

- **Transportation and Parking**

In general, the proposed text amendments to the overlay district would not result in substantial transportation or parking impacts. New uses would be located in existing buildings, or in new buildings in substantially the same location as existing buildings; thus, the general amount of building area will remain relatively constant. Additional traffic volumes could result from more intense uses within existing buildings, particularly for uses such as offices and restaurants. However, as noted above, the property transfer agreement from the Federal government limits primary uses within the overlay district to "public park and recreation purposes". As stated by the Parks Department, the primary function of Sand Point is as a center of recreation, education, arts, cultural and community activities. As such, new uses allowed by the text amendments are not expected to attract substantial volumes of trips that were not already destined to Sand Point.

The Director's Report notes that the Sand Point Reuse Project FEIS (1996) estimated a total parking demand of 1,409 vehicles. The overlay district contains 2,582 parking spaces, for an excess supply of almost 1,200 spaces. The new uses allowed by the text amendment may generate additional parking demand; however, as with traffic, the accessory nature of these uses suggests that most parking demand will be associated with existing uses on the site, and that the new accessory uses likely will not produce substantial new demand for parking. To the extent that parking volumes do increase, the estimated excess supply of almost 1,200 spaces is expected to easily accommodate any such increases.

The text amendments are not expected to produce significant adverse transportation or parking impacts. To the extent that newly-permitted uses are located in new structures exceeding the 4,000 square foot SEPA threshold, project-level environmental review will be conducted to identify particular impacts, including transportation and parking.

Conclusion

The proposed code amendments to change sections of the Land Use Code pertaining to permitted uses and development standards in the Sand Point Overlay District are not expected to have substantial adverse impacts. Short-term noise and traffic impacts could result from construction related to overall renovation of Sand Point facilities per the Sand Point Physical Development Plan. Further, community use of the Sand Point campus is expected to increase over time. However, both these short-term impacts and increasing use by the community in the future likely would occur with or without the proposed changes to the overlay district standards. As described above, many potential impacts will be eliminated or reduced due to the accessory nature of new uses allowed in portions of the overlay districts. Other impacts will be mitigated by proposed development standards, such as maximum rooftop coverage limits. Environmental impacts for development projects exceeding SEPA thresholds will be identified and mitigated as appropriate during project-specific environmental review. Overall, no significant adverse environmental impacts are anticipated from the proposed amendments.

DECISION – SEPA

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirements of the State Environmental Policy Act (RCW 43.21C), including the requirement to inform the public agency decisions pursuant to SEPA.

- [X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030 2c.
- [] Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030 2c.

RECOMMENDED CONDITIONS – SEPA

None.

Signature: _____ Date: _____
John Shaw
Department of Planning and Development



CITY OF SEATTLE
SEPA ENVIRONMENTAL CHECKLIST

A. BACKGROUND

1. Name of proposed project, if applicable:

This project amends the Sand Point Overlay District section of the Land Use Code.

2. Name of applicant:

City of Seattle

3. Address and phone number of applicant and contact person:

**City of Seattle
Department of Planning and Development
Codes, Policies and Community Development
700 Fifth Avenue, Suite 1900
Seattle, WA 98104
Contact: Susan McLain, 684-0432**

4. Date checklist prepared:

October 25, 2007

5. Agency requesting checklist:

City of Seattle

6. Proposed timing or schedule (including phasing, if applicable):

- **Public Review of Draft Recommendations: November 2007**
- **City Council Consideration: December 2007**

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.



The proposed amendments will implement the intended vision of Warren G. Magnuson Park. No further activities connected with this proposal are planned at this time.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

The proposal includes development standard changes to which future individual development projects may be subject. This proposal responds to the Sand Point Physical Development Management Plan (Council Resolution 29429), the Sand Point Amendments to the Comprehensive Plan (Ordinance 118622), and the establishment of the Sand Point Overlay District (Ordinance 118624). Relevant environmental information was prepared as a part of those projects.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

Yes, there is one application pending for a project located within the overlay district. Master Use Permit 3005282 will alter an existing two-story concrete structure for community club use by The Mountaineers.

10. List any government approvals or permits that will be needed for your proposal, if known.

Approval by Seattle City Council and Mayor as an amendment to Seattle's Land Use Code.

11. Give brief, complete description of your proposal, including the proposed uses and the site of the project. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The amendments would permit additional uses to the single family zoning of the Overlay District, identify the size and type of permitted signs, permit rooftop structures on existing structures that may exceed current residential height limits, permit a tennis structure that exceeds current residential height limits, permit new structures of similar height and bulk on footprints of former structures, retain existing open space between buildings, and expand the overlay district boundary to include Building 27.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The amendments apply to the boundaries of the Sand Point Overlay District as identified in the Official Land Use Map of the Seattle Land Use Code.



**TO BE COMPLETED BY APPLICANT: EVALUATION FOR AGENCY
USE ONLY**

B. ENVIRONMENTAL ELEMENTS

This is not a project; therefore no direct impacts from this proposal are anticipated. However, the rezone will allow more intensive development on the site that could result in environmental impacts.

1. Earth

- a. General description of the site (circle one):
Flat rolling, hilly, steep slopes, mountainous,
other: _____

The topography of the Sand Point Overlay features rolling hills with no steep slopes.

- b. What is the steepest slope on the site (approximate percent slope)?

Within the overlay district, subarea A – Park Area, there are graded areas with slopes of 40 percent.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Soils conditions include a mix of glacial till found in the urban Seattle area. No agricultural soil or prime/unique farmland is present in the Sand Point Overlay District.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

There are no records or indications of unstable soils in the area under consideration.

- d. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Implementation of the proposed amendments would not result in any filling or grading activity. Specific project actions requiring filling or grading would require SEPA review at the time at which they are proposed.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

This proposal is a non-project action and does not involve construction activity. To the extent that the proposed rezone increases zoning capacity, more intensive construction and erosion could result on the parcel.

Development consistent with this proposal may occur over time and cannot be evaluated in terms of erosion at this stage. Such projects will be subject to subsequent environmental review (if they meet or exceed thresholds for environmental review).

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

This proposal is a non-project action and does not involve construction activity. It is possible that future development will decrease impervious surface coverage in the future.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

This is a non-project action. Development consistent with this proposal may occur over time and cannot be evaluated in terms of erosion at this stage. Such projects will be subject to subsequent environmental review (if they meet or exceed thresholds for environmental review).

2. Air

- a. What type of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

This proposal is a non-project action and does not involve construction or development activity. Individual projects that may use the provisions of this proposal will be subject to environmental review (if they meet or exceed thresholds for environmental review) as they move forward. None of the proposed permitted uses are expected to significantly increase automobile emissions or other emissions from other sources.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None that are known.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

This proposal is a non-project action and does not involve construction or development activity. Individual projects may occur over time and will be subject to environmental review (if they meet or exceed thresholds for environmental review) as they move forward.

3. Water

- a. Surface:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Lake Washington borders the northern boundary of the Overlay District. Further, Lake Washington provides the largest boundary for Magnuson Park, which is located almost ½-mile directly east of the Overlay District.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

The proposal is a non-project action and will not result in any work over, in, or adjacent to Lake Washington. That said, future project-related permits could involve work around this body of water. Subsequent SEPA review would analyze potential impacts at that time.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

This proposal is a non-project action and does not involve construction or development activity. Future individual projects on the site will be subject to environmental review if they meet or exceed related environmental thresholds. The proposed legislation is unlikely to affect the amount of fill or dredge required for site preparation as compared to that allowed under existing regulations.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

This proposal is a non-project action and does not involve construction or development activity. Future individual projects on the site will be subject to environmental review if they meet or exceed related environmental thresholds, the City's Environmentally Critical Areas Ordinance, and other requirements as they move forward. Zoning and development regulation changes in the proposed legislation are unlikely to affect the need to withdraw or divert surface water as part of the site development for an individual project.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

The overlay district and Warren G. Magnuson Park do not lie within a 100-year floodplain.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

This proposal is a non-project action and does not involve construction or development activity. Future individual projects on the site will be subject to environmental review if they meet or exceed related environmental thresholds, the City's Environmentally Critical Areas Ordinance, and other requirements as they move forward. New development will need to include adequate sanitary sewer connection and capacity, and stormwater controls.

b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

Zoning and development regulation changes in the proposed legislation are unlikely to result in the withdrawal of or discharge to ground water as part of the site development for an individual project.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the

following chemicals ...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

The area is served by sewer mains. The proposed legislation will not change existing regulations on septic tanks or waste material discharge.

c. Water Runoff (including storm water):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Projects consistent with this proposed rezone will occur over time and cannot be evaluated in terms of runoff and water flow at this stage. Future development projects will need to include adequate storm sewer connection and capacity.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

This proposal is a non-project action and does not involve construction or development activity. Future individual projects on the site will be subject to environmental review if they meet or exceed related environmental thresholds, the City's Environmentally Critical Areas Ordinance, and other requirements as they move forward. New development will need to include adequate sanitary sewer connection and capacity, and stormwater controls.

d. Proposed measures to reduce or control surface, ground, or runoff water impacts, if any:

This proposal is a non-project action and does not involve construction or development activity. Future new construction will need to comply with the City's Stormwater, Grading & Drainage Control Ordinance and provide for mitigation of erosion, if required.

4. Plants

- a. Check or circle types of vegetation found on the site:

☒ deciduous tree: alder, maple, aspen, other
☒ evergreen tree: fir, cedar, pine, other
☒ shrubs
☒ grass
☐ pasture
☐ crop or grain
☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
☐ water plants: water lily, eelgrass, milfoil, other
☒ other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?

This is a non-project action. However, future development on the site will likely impact the existing vegetation, and cannot be evaluated in terms of impacts to vegetation at this stage. Such projects may be subject to subsequent environmental review.

- c. List threatened or endangered species known to be on or near the site.

Individual parcels exist within the Overlay District, however development sites have not been determined. While endangered species are not known to inhabit the overlay district, many plant and animal species inhabit or migrate through natural landscapes within the park. Chinook salmon, an endangered species, is found in the Cedar River/Lake Washington watershed and in Thornton Creek.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

This is a non-project action. Future development on the site may undergo environmental review and will be subject to the City's existing requirements for screening and buffers.

5. Animals

- a. Circle any birds and animals that have been observed on or near the site or are known to be on or near the site:

Birds observed in or near the overlay district include hawk, eagle, songbirds, crow, starling, seagulls, pigeons, and other birds. Mammals observed include squirrels, raccoons, other small rodents, feral cats, and household pets. Marine and shore animals typical of Lake Washington can be found in and around the shoreline areas.

- b. List any threatened or endangered species known to be on or near the site.

Chinook salmon, an endangered species, is found in the Cedar River/Lake Washington watershed. Thornton Creek located 3/4-mile northwest of the Overlay District, has had direct observations of migrating salmon. It is possible that migrating or juvenile salmon may pass by the northern boundary of the Overlay District along the Lake Washington shoreline.

- c. Is the site part of a migration route? If so, explain.

The overlay district is not part of a known migration route.

- d. Proposed measures to preserve or enhance wildlife, if any:

The proposal is a non-project action. Future development projects on the site may undergo environmental review, and will be subject to the City's Environmentally Critical Areas Ordinance for habitat protection. Projects within the overlay district, and along shoreline areas which include surface waters discharged into Lake Washington, could be reviewed by the U.S. Army Corps of Engineers, the National Marine Fisheries Service, and the Washington State Department of Fish and Wildlife.

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The area is served by electric and natural gas utilities. Future development is likely to use these sources of energy.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

To the extent that future rooftop mechanical could increase in height over existing roof surfaces, the potential use of solar energy on buildings could be

slightly impacted within the Overlay District. Projects and development consistent with this proposal will occur over time and cannot be evaluated in terms of impacts to adjacent properties at this stage.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

This proposal is a non-project action and does not involve construction or development activity. Future development projects cannot be evaluated in terms of energy conservation features or measures to reduce or control energy impacts at this stage.

7. Environmental Health

- d. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.

This proposal is a non-project action and does not involve construction or development activity. Future development projects may be subject to environmental review, the City's Environmentally Critical Areas Ordinance, and other requirements. Future development projects will need to comply with project-specific environmental regulations. Zoning or development regulation changes in the proposed legislation are unlikely result in environmental health hazards as part of the site development for an individual project.

- 1) Describe special emergency services that might be required.

As a non-project action, no emergency services are required by this amendment. However, the amount of potential growth is within the range covered by the City of Seattle's Comprehensive Plan for Fire Protection and Police Services. In general, emergency service providers including the Fire and Police Departments will review the effects of increased development and propose enhanced services as necessary as part of their planning for future service needs.

- 2) Proposed measures to reduce or control environmental health hazards, if any:

This is a non-project action. Future development cannot be evaluated in terms of measures to reduce or control environmental health hazards at this stage.



b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment operation, other)?

This proposal is a non-project action and does not involve construction or development activity. No noise exists in the area that would impact the proposed legislation. To the extent that traffic and other noise typical of urban area affects a given development project, those impacts could be assessed through project-specific environmental review.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)?
Indicate what hours noise would come from site.

To the extent that the proposed legislation and zoning changes permit land uses consistent with the 1997 Physical Development Management Plan, the proposed amendment has the potential to impact noise levels during construction and on a long-term basis after construction is complete due to increased traffic and overall activities within the Overlay District and the park as a whole.

*Increased traffic
likely to be minor
due to accessory
nature of new uses
JGS*

- 2) Proposed measures to reduce or control noise impacts, if any:

Future development projects on the site may be subject to environmental review and noise impacts would be evaluated as part of that review.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?

The Sand Point Overlay District encompasses the remaining buildings from the former Naval Air Station, Seattle. Buildings in this community campus area contain a range of uses that include residential, recreational, cultural, educational, marine-related, office and other uses. Properties to the west of the Overlay District, along Sand Point Way NE, are consistent with uses found in Single Family and Multi-Family zones throughout the city.

- b. Has the site been used for agriculture? If so, describe.

There has been no recent agricultural activity on the site. Prior to use as a naval air station in the 1920s, land on the site of the Sand Point Overlay District was characterized by small farms, orchards, woods and fields.

- c. Describe any structures on the site.

Numerous buildings on the site were built throughout the past century in order to serve naval and air-related uses, particularly associated with World War II. They are characteristic of institutional buildings built during that time.

- d. Will any structures be demolished? If so, what?

Several buildings may be demolished within the next five years depending upon funding to mothball them, and/or the approval of long-term leases. Separate permits will be pursued for the deconstruction of these buildings when needed. Building 12, a former steam plant, and Building 2, a former hangar, are both located in the northwestern part of the Overlay District and may be demolished depending upon funding. If long-term leases and land use permits are not approved by the City Council then Building 11, Building 18, Building 27 may be demolished dependent upon funding.

- e. What is the current zoning classification of the site?

Single Family 7200 and Lowrise 3.

- f. What is the current comprehensive plan designation of the site?

The site is not located within an urban village boundary.

- g. If applicable, what is the current shoreline master program designation of the site?

The northern part of the Overlay District is located within the shoreline master program, within the Conservancy Management (CM) environment.

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

The southern part of the Overlay District is located within an environmentally critical area (ECA) for liquefaction criteria.

- i. Approximately how many people would reside or work in the completed project?



The proposal is a non-project action. However, the proposal could result in a greater variety of permitted uses within the Overlay District, consistent with the local base reuse plan and concept plans.

- j. Approximately how many people would the completed project displace?

No people will be displaced as a result of this proposal.

- k. Proposed measures to avoid or reduce displacement impacts, if any:

The proposal is a non-project action and does not involve construction or development activity. Individual projects and development consistent with this proposal will occur over time and cannot be evaluated in terms of displacements at this stage.

- l. Proposed measures to ensure the proposal is compatible with existing and project land uses and plans, if any:

The proposed Land Use Code amendment has been reviewed for consistency with Comprehensive Plan and Land Use Policies, adopted neighborhood plans, and use covenants that were a part of the transfer of the property from the Federal government to the University of Washington and the City of Seattle.

Three planning documents provide the vision and specific land use controls for the properties comprising Warren G. Magnuson Park. The City of Seattle Parks and Recreation Department is the majority property owner and property manager. The Sand Point Community Housing Association (a.k.a. Solid Ground) has a 51-year lease for properties in the southern part of the Overlay District, the southwest corner of the park, providing transitional housing and resident services. The University of Washington owns five buildings primarily in the central part of the Overlay District, along the western boundary of the park. This area is designated in the Sand Point Physical Development Management Plan as Education and Community Activity Area.

The Sand Point Physical Development Management Plan (Council Resolution 29429) was adopted in June 1997, and provides implementation guidance. The Plan defines six activity areas, infrastructure development, and site management. It was amended in November 1999 by Council Resolution 30063, Magnuson Park Concept Plan, and provided further

guidance relative to configuration of sport fields, an off-leash dog area, and other recreational facilities.

The Sand Point Amendments to the Comprehensive Plan (Ordinance 118622) was adopted June 1997, and provides land use, transportation, housing, utilities, and economic development policies.

The Sand Point Overlay District (Ordinance 118624) was adopted June 1997 and prescribes the permitted uses, development standards, and parking locations within district boundaries.

A Recreation Use Covenant, a Historic Resource Covenant, and a Education Use Covenant were included as part of the Secretary of Interior's transfer of the Sand Point Naval Station to the City of Seattle. The Recreation Use Covenants codify that the "property shall be used and maintained for public park and recreation purposes in perpetuity". The Historic Preservation Covenant requires approval of the National Park Service or its designee the Washington State Historic Preservation Officer (SHPO) for "any construction, alteration, remodeling, demolition, disturbance of the ground surface, irrevocable disturbance of landscape settings, or other action that would materially affect the integrity, appearance, or historic value of structures or settings..." within the Sand Point Historic District. The Education Use Covenants included a requirement that the property be used for educational purposes for 30 years. Except with the written consent of the Department of Education, the Sand Point property may not be transferred to any third party (other than the State Agency) or used for any purposes other than those approved in advance by the U.S. Department of Education.

9. Housing

The proposal is a non-project action and does not alter housing development capacity on the site.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The proposal does not include any construction or development activity. Several non-conforming buildings exist within the Overlay District, including former aircraft hangars, and a recreation center and auditorium. If mechanical equipment were required in building renovations, the tallest heights allowed by the proposed zoning would be between 50 to 70 feet.



- b. What views in the immediate vicinity would be altered or obstructed?

To the extent that proposed amendment allows an increased height limit to accommodate rooftop features on existing buildings, views overlooking existing rooftops from the west could be slightly impacted. Viewers could see additional rooftop elements. However, any rooftop elements would be reviewed by the Sand Point Historic Preservation Coordinator relative to historic aesthetic issues within the Sand Point Historic District. No SEPA protected views are located in areas to the east or west of the Overlay District. Projects and development consistent with this proposal will occur over time and cannot be evaluated in terms of view alteration at this stage.

*Sand Point Park/
Beach and Sand
Point Way NE are
identified as public
places from which
public views are
to be protected.*

J65

- c. Proposed measures to reduce or control aesthetic impacts, if any:

Future individual development projects will be subject to historic and environmental review for height, bulk and scale impacts (if they meet or exceed thresholds for environmental review).

11. Light and Glare

Future projects will be subject to environmental review and height, bulk and scale impacts if they meet or exceed thresholds for environmental review.

*Illuminated signs
may result in
light and glare
impacts. J65*

12. Recreation

The Sand Point Overlay District and park to the east feature numerous recreational uses including sports fields, a dog off-leash area, marine uses, walking paths and many other cultural, recreational and educational uses.

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

Several older buildings in the Sand Point Overlay District comprise an historic district that has been determined eligible for listing in the National Register of Historic Places.

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

The Sand Point Overlay District is located on the site of a former naval air station that is considered to be historically and culturally significant as a collection of buildings. No single building has ties to historic events. The World Flight Monument located at the NE 74th Street entrance to the park, commemorates a round the world flight that began and ended at the station. The runway where this flight occurred and where the monument was initially installed, was demolished in the 1930's.

- c. Proposed measures to reduce or control impacts, if any:

Any construction, alteration, remodeling, demolition or any other project-related action must be preceded by consultation the Sand Point Historic Preservation Coordinator and the Washington State Historic Preservation Officer according to a review process outlined in the Sand Point Historic Properties Reuse and Protection Plan.

14. Transportation

- a. Identify public streets and highways serving the site, and describe the proposed access to the existing street system. Show on site plans, if any.

Access to the area is provided primarily by Sand Point Way NE. Northeast 65th Street provides access into the southernmost portions of the Overlay District.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Several bus stops that feature the 74 and 75 bus routes are located within and adjacent to the Overlay District.

- c. How many parking spaces would the completed project have?
How many would the project eliminate?

This non-project action will not directly impact parking conditions in the Overlay and surrounding areas. The December 2001 Sand Point Magnuson Park Parking Study provides detailed information in and around the Overlay District. Parking and traffic impacts from this study were updated in September 2006 based on current proposed uses. No significant impacts were identified.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).



This proposal is a non-project action and is not expected to require new roads or streets. Almost all of the parcels identified as being likely to develop using this legislation are located on or near major arterials which are likely to have the capacity to handle future potential increased development. Projects and development making use of the provisions of this proposal will undergo environmental review (if they meet or exceed thresholds for environmental review) for traffic and transportation impacts, and will need to meet transportation concurrency requirements.

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

Small water craft are launched from the northern border of the Overlay District. Small water-related aircraft often land on Lake Washington, approximately ¼-mile east of the Overlay District.

- c. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

This proposal is a non-project action and does not involve construction or development activity. Future development projects will be subject to environmental review (if they meet or exceed thresholds for environmental review for traffic and transportation impacts), and will need to meet transportation concurrency requirements.

- g. Proposed measures to reduce or control transportation impacts, if any.

See 14 c. above.

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

This is a non-project action and does not involve construction or development activity. Future development projects that are subject to environmental review will need to meet the City's concurrency requirements for public services infrastructure.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

Please see (B)(15)(a) above.

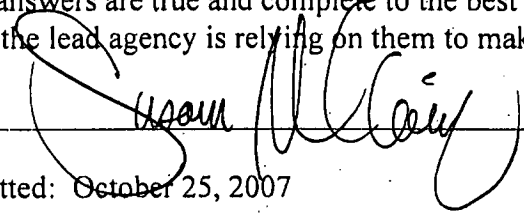
16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in immediate vicinity which might be needed.

This is a non-project action and will not result in direct impacts to utility providers. In general, utility providers, including Seattle City Light, Seattle Public Utilities, Puget Sound Energy, Qwest, and other utilities regularly review the effects of increased development and propose enhanced services as necessary as part of their planning for future service needs.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand the lead agency is relying on them to make its decision.

Signature: 

Date submitted: October 25, 2007

*This checklist was reviewed by John Shaw, Environmental Specialist,
Department of Planning and Development, on 10/30/07.*

John Shaw

*Any comments or changes made by the Department are entered in the
body of the checklist and contain the initials of the reviewer (JGS).*



D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Enactment of the proposed rezone is unlikely to substantially increase the likelihood of water, air or other types of pollution in the area. The rezone increases allowable uses within the area, increases allowable height for existing buildings, and incorporates Building 27 into the Overlay District. Future development projects will be subject to environmental review other requirements, if they meet or exceed thresholds for environmental review.

Proposed measures to avoid or reduce such increases are:

No proposed measures are proposed beyond existing regulations at this time because the proposal does not involve any construction or development activity. The City and other regulatory agencies have regulations designed to protect against these types of impacts, and the potential for increases in developable space are not uniform enough to warrant general measures.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Enactment of the proposed rezone is unlikely to affect plants, animals, fish, or marine life. The proposal does not include relaxation of existing protections to plants, animals, fish or marine life. Individual development projects that utilize the proposed legislation's zoning and development regulation changes will be subject to environmental review (if they meet or exceed thresholds for environmental review), and will be subject to existing requirements for open space, significant tree protection, and habitat protection.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

No measures are proposed beyond existing regulations at this time because the proposal does not involve any construction or development activity. The City and other regulatory agencies have existing regulations to protect these resources.

3. How would the proposal be likely to deplete energy or natural resources?

Because future development on the site is expected to meet the City's energy code, enactment of the proposed rezone is unlikely to deplete energy or natural resources. The proposed legislation may result in an increase in housing and non-residential development in the area, with an associated increase in residential use of energy and natural resources.

Proposed measures to protect or conserve energy and natural resources are:

No measures to protect or conserve energy are proposed beyond existing regulations at this time because the proposal does not involve any construction or development activity. The City and other regulatory agencies have existing regulations to protect these resources.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The proposed amendments will not likely affect environmentally sensitive areas. However, the extreme northern and southern portions of the Overlay District are located within an environmentally critical area. The northern portion reflects an historical shoreline for Pontiac Bay which was in-filled during the Navy era (1930s). The southern portion reflects potential liquefaction areas, although it is highly likely that off-site soils were not deposited in these areas.

Proposed measures to protect such resources or to avoid or reduce impacts are:

No resource protection measures are proposed beyond existing regulations at this time because the proposal does not involve any construction or development activity. The City and other regulatory agencies have existing regulations to protect these resources.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?



The proposal is consistent with the three planning documents provide the vision and specific land use controls for the properties comprising Warren G. Magnuson Park. The Sand Point Physical Development Management Plan (Council Resolution 29429) was adopted in June 1997, and provides implementation guidance. The Plan defines six activity areas, infrastructure development, and site management. It was amended in November 1999 by Council Resolution 30063, Magnuson Park Concept Plan, and provided further guidance relative to configuration of sport fields, an off-leash dog area, and other recreational facilities.

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The Sand Point Overlay District (Ordinance 118624) was adopted June 1997 and prescribes the permitted uses, development standards, and parking locations within district boundaries.

Proposed measures to avoid or reduce shoreline and use impacts are:

No resource protection measures are proposed beyond existing regulations at this time because the proposal does not involve any construction or development activity. Future development projects will be subject to review by the Sand Point Historic Officer, which will help mitigate the impacts of height, bulk, and scale for new developments on existing buildings.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The proposed amendments will likely not increase demands on these infrastructure components beyond historical navy era levels. During the last period of navy use, weekday employment was more than 4,000 people at the station. Current employment averages between 250 and 300 people daily, and is not expected to increase as a direct result of these Code amendments. According to a recent survey, Magnuson Park, combined with facilities within the Overlay District, draw an average of 4,000 to 5,000 people per day. Eighty to 100 people currently live within the Overlay District. This is also not expected to change significantly.

Proposed measures to reduce or respond to such demand(s) are:

In general, providers of utilities and public services, including fire protection, police protection, health care, schools regularly review the effects of increased development and propose enhanced services as necessary as part of their planning for future service needs. Future development projects will need to meet the City's concurrency requirements for transportation, utilities, and public services

infrastructure. As the proposal does not involve any construction or development activity, no specific measures are practicable at this stage.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

No conflicts are anticipated.

